



Jordan fishwick

13 Priory Avenue, Chorlton, M21 8BP
Guide Price £320,000



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The Property

A beautifully presented TWO DOUBLE BEDROOM period style END TERRACE, situated on a quiet residential CUL-DE-SAC within a two minute walk to Chorlton Village. This stunning home is offered for sale in MOVE-IN READY CONDITION and benefits from a 25FT OPEN PLAN LIVING/DINING/KITCHEN. Ideal for first time buyers or a couple, this property was built in 2009 and has been tastefully modernised throughout with a recently fitted kitchen, HERRINGBONE WOODEN FLOORING throughout the first floor and plantation style shutters to the windows. Only a short stroll from all local amenities, the vibrant scene of Beech Road as well as parks and transport links including the Metro, this splendid property is certainly not one to be missed. The accommodation briefly comprises: entrance hallway with bespoke tiled flooring, cloakroom/wc, spacious open plan living/dining/kitchen, useful utility area/storage room. To the first floor there are two generous double bedrooms, the main benefitting from a walk-in wardrobe and a large shower room. Double glazing and gas central heating have been installed throughout. Viewing of this stunning home is highly recommended.

- Superbly presented end terrace
- Two double bedrooms
- 25ft open plan living/dining/kitchen
- Village centre CUL-DE-SAC
- Ideal first time buy
- Move-in ready condition
- Double glazing and gas central heating
- Larger than average two bedroom property
- Period style property - constructed in 2009



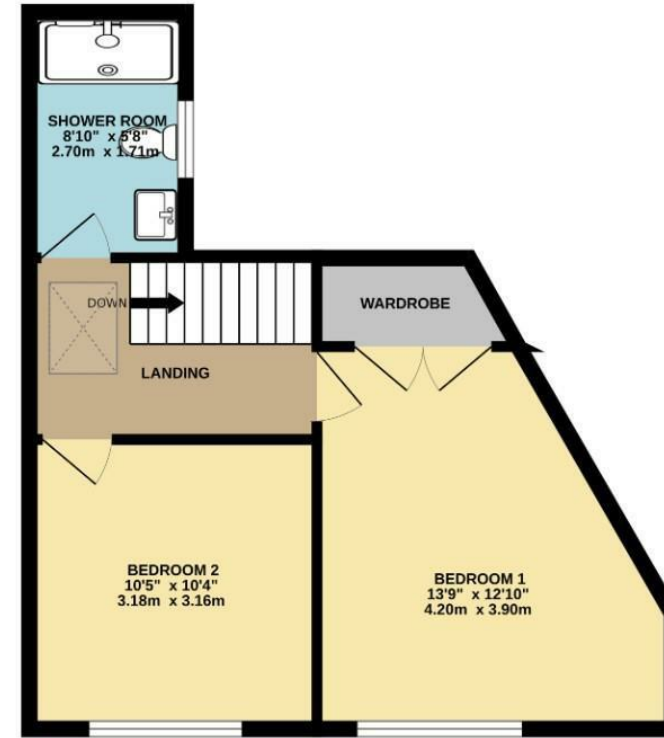
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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